



**BRADDOCK METRO NEIGHBORHOOD PLAN
IMPLEMENTATION ADVISORY GROUP MEETING #15
City of Alexandria, Department of Planning and Zoning**

**Community Meeting 7:00PM – 9:00PM
Charles Houston Recreation Center
January 20, 2015**

Meeting Summary

Meeting notes are recorded by City staff to provide a written record of principal items of discussion and comments from the public. They are not intended to be a verbatim transcription of the meeting.

Meeting Attendees

Braddock Implementation Advisory Group Members

Barbara Magid, Northeast Citizens Association
Bill Campbell, Neighborhood-at-large
Bill Cromley, Area Developer
Heidi Ford, West Old Town Civic Association
Jesse O'Connell, Neighborhood-at-large
Leslie Zupan, West Old Town Civic Association
Margo Heard, Public Housing Representative
Michelle Saylor, Braddock Lofts
Robert Atkinson, Neighborhood-at-large
Roy Priest, Alexandria Redevelopment and Housing Authority
Salena Zellers, Braddock Lofts
Sarah Becker, Neighborhood-at-large

Excused Absences

Eddy Cetina, Area Developer
Glenn Hopkins, Non-Profit
Keith Calhoun, Local/Small Business
Steve Troxel, Neighborhood-at-large

City Staff

Brandi Collins, Urban Planner III, Department of Planning and Zoning
Helen McIlvaine, Acting Director, Office of Housing
Nathan Imm, Urban Planner III, Department of Planning and Zoning
Ryan Price, Urban Planner II, Department of Planning and Zoning
Susan Eddy, Deputy Director, Department of Planning and Zoning

The meeting was held in two parts: Braddock IAG Business Meeting and Braddock IAG Community Meeting.

BRADDOCK IMPLEMENTATION ADVISORY GROUP BUSINESS MEETING

Welcome & Introductions

Heidi Ford, Braddock IAG Co-Facilitator, welcomed the meeting attendees and outlined the meeting agenda. She welcomed two new IAG members representing the Braddock Metro Citizens Coalition (BMCC) – Abbey Oklak and Judy Noritake. Jesse O’Connell, member of BMCC, introduces both new IAG members.

The other members of the Braddock IAG introduce themselves to the public.

Braddock IAG Vacancies

Brandi Collins, Department of Planning and Zoning, facilitated a discussion with the Braddock IAG to solicit input on candidates for the three vacant positions – retail, resident at-large, and architect/historic preservation/design expert. Ms. Collins explained that the origin of the IAG dates back to 2009 when City Council established the implementation advisory group to partner with City staff to implement the 2008 Braddock Metro Neighborhood Plan and Braddock East Master Plan. In 2012 the IAG determined the process for replacing people who left the group. Over the last few years, there have been changes in membership due to moves, job relocations, and retirements. Ms. Collins discussed the process for replacements which includes the following:

- If there is a vacancy for slots represented by specific civic or citizen associations, those groups select the replacement.
- If there is a vacancy among the other slots, City staff will initiate an application process for members of the public to apply to fill the vacant slot. The Braddock IAG will review and provide input on the applicants. City staff will provide the City Manager with the Braddock IAG’s input. The City Manager will make the final decision on the replacement.

Below is the feedback from the Braddock IAG on the respective candidates.

Retail Slot

1. Candidate: Hamood Abutaa

Business: Liberty Gas, 442 N. Henry Street

Qualifications: Relevant work experience for 7 years (owns 7 gas stations), application letter states that he is very active with community activities and events in DC (where his other businesses are located)

Braddock Implementation Advisory Group Feedback:

- He is very interested in working with Braddock community.

- Does not support candidate because the applicant's business may be in violation of SUP approval conditions [Staff note: applicant was in violation of SUPs conditions but that is now resolved].
- Since he owns 7 businesses in both DC and VA he may be too busy to fully participate on the group.
- His business had SUP issues early on and might seek future SUP changes; could be a conflict of interest for him to participate.

2. Candidate: Matthew Sisk

Business: Lost Dog Café, 808 N. Henry Street

Qualifications: relevant work experience for 7 years, application states that he is interested in helping to attract more retail to neighborhood, lives in Alexandria

Braddock Implementation Advisory Group Feedback:

- He lives in Alexandria.
- He is a successful businessperson and his new business is thriving in limited time.
- He has reached out to other retailers.
- We want to attract more restaurants not more gas stations.
- This is type of business we want and he can help attract more.

Resident At-Large Slot

1. Candidate: Sean McBride

Qualifications: New homeowner as of December 2014, interested in weighing new development with social justice to create benefits for all residents of Braddock across economic and racial lines, Works in tech industry and interested in bringing startups to Braddock, Army Veteran (officer)

Braddock Implementation Advisory Group Feedback:

- He works in technology field and interested bringing more startup firms to the neighborhood; could be beneficial.
- Living in neighborhood less than one month is too a short time to join the group.

2. Candidate: Charlotte Landis

Qualifications: Homeowner for 25 years (single-family home), active in neighborhood, formerly on Alexandria Commission for Women (3 years)

Braddock Implementation Advisory Group Feedback:

- Impressed with her commitment to Rt. 1 corridor.
- She participated in Braddock Plan process; distributed information to neighbors, sought consensus.
- Has a track record of accomplishment.
- She is an artist and can bring a good perspective on public art.
- She has been here since beginning. Her knowledge of history is important.
- She lives on eastern side of neighborhood and that area is not heavily represented on

the IAG.

- IAG is represented by at least 8 who participate in the creation of the Braddock Plan and can provide institutional knowledge. The group needs new perspectives and new skills.

3. Candidate: James Boudo

Qualifications: Has lived in Alexandria for 11 years (Colecroft), Navy Veteran, Interested in development activity

Braddock Implementation Advisory Group Feedback:

- He lives in Colecroft which is not represented on IAG.
- James attended the meeting (It was his first meeting).

4. Candidate: Jennifer Palute

Qualifications: Homeowner for 3.5yrs (single-family home), Market Manager for Four Mile Run Farmers & Artisans Market for 3 yrs, Interested in building community and diversity

Braddock Implementation Advisory Group Feedback:

- Homeowner for 3.5yrs (single family home) in 400 Block of Fayette and single-family homeowners are not as strongly represented on the group.
- Jennifer has a new perspective; smart.
- Her farmer's market experience is beneficial.
- She has Arlandria experience and volunteers in a multi-cultural environment.
- Jennifer attended meeting.

5. Candidate: Marc Solomon

Qualifications: Recent resident (single-family home), interested in a safe, friendly, vibrant, diverse community

Braddock Implementation Advisory Group Feedback: *None*

6. Candidate: Ryan Alley

Qualifications: Homeowner (The Henry), interested in seeing the neighborhood thrive in terms of land value and livability

Braddock Implementation Advisory Group Feedback: *None*

Architect/Historic Preservation/Design Expert

1. Candidate: Michael Cummings

Qualifications: Civil and Structural Engineer, Design experience in Old Town and Parker-Gray (25 years), Investor owner of residential property one block from Braddock Metro (10 years)

Braddock Implementation Advisory Group Feedback:

- He owns property across from Metro site and those residents/property owners are not active in the implementation process.
- His application states that he strongly supports the plan.
- He has experience with historic Parker Gray properties.
- Depending on how many private properties are included in the Atkins redevelopment project he may or may not have a conflict with his property.

2. Candidate: Matt Shuba

Qualifications: LEED, Architect, Designer, Grew up in vicinity of the Braddock Metro, Homeowner in Braddock, Interested in retail and appealing design

Braddock Implementation Advisory Group Feedback:

- He is an architect.
- He lives in vicinity of Braddock.
- Prefers an architect, especially if lives in the area.

3. Candidate: James Thompson

Qualifications: Alexandria resident (14 years), Architect (20 years), Educational concentrations in historic preservation and environmental design, Historic Preservation, code and zoning compliance, sustainable design, urban design, Member of Alexandria Community Emergency Response Team

Braddock Implementation Advisory Group Feedback:

- He has historic preservation, sustainable development and environmental design.
- He has an interest in health impacts from building and land use design.
- He lives in vicinity of Braddock.
- Prefers an architect, especially if lives in the area.

Selection of New Co-Facilitators

Heidi Ford and Michelle Saylor, Braddock IAG Co-Facilitators facilitated a discussion with the IAG on selecting two new co-facilitators for the IAG. They shared that the responsibilities include working with City staff to determine meeting agendas, address any concerns with the group, and conference calls with City staff. The time commitment is about an hour before the Braddock IAG meetings. City staff and members of the Braddock IAG thanked Heidi and Michelle for their service and leadership on the Braddock IAG. Two members, Jesse O'Connell and Robert Atkinson, volunteered to replace Heidi and Michelle and serve as co-facilitators for the Braddock IAG.

Other Business

Susan Eddy, Department of Planning and Zoning, requested that members of the IAG record their preference for regular meeting dates. The past co-facilitators suggested that IAG meetings

be held quarterly and scheduled well in advance. The IAG agreed that quarterly meetings were appropriate but were open to additional meetings if necessary.

COMMUNITY MEETING

Open Space Update

Nathan Imm, Department of Planning and Zoning, provided an update on the interim open space. It is still under construction. The contractor has encountered several issues that are all being addressed but this has impacted the timeframe for completion. He then answered the following questions from the IAG and public.

IAG Question: Can the construction fence on the Pendleton Street side be moved over so people can use the sidewalk?

Staff Answer: Due to liability concerns, this may not be possible until the construction is complete and the City takes ownership of the site.

IAG Question: Are the wooden poles permanent?

Staff Answer: Yes.

IAG Question: Are dogs allowed? Will there be signage to inform people?

Staff Answer: Although this is not a “dog park” dogs are permitted. There will be signage requesting that people “curb” their dogs in appropriate areas.

IAG Question: Will there be pet waste receptacles and bag provided at the open space?

Staff Answer: Yes, the City will provide those.

IAG Question: Can staff provide the IAG with an itemized budget of the interim open space that shows the expenditures?

Staff Answer: Yes, staff can provide that information to the Braddock IAG.

Streetscape Project

Nathan Imm, Department of Planning and Zoning, provided an update on the streetscape project along 2 blocks of Fayette (between Oronoco and Queen Streets). It is still being pursued by City staff. Staff submitted that project as a CIP project to the Office of Management and Budget. The City Council will make a decision in the May budget adoption. If funded, staff will work with the residents along those blocks to ensure that they are notified and involved.

Developer Contributions Update

Brandi Collins, Department of Planning and Zoning, provided an update on developer contributions. The Braddock Open Space Fund has a balance of \$965,213. The Braddock Community Amenities Fund has a balance of \$338,563.

IAG Question: Can the Office of Housing provide an estimate of the affordable housing developer contributions that they have received from development projects in Braddock and

confirm if all of the money is set aside for the replacement of ARHA public housing and publicly-assisted housing in the area?

Staff Answer: Staff will provide the IAG with that information at the next meeting.

Development Projects Update

Ryan Price, Department of Planning and Zoning, provided an update on development projects in the Braddock neighborhood which included the following:

- Lost Dog Café opened in December 2014
- Bastille Restaurant will open in January 2015
- Sugar Shack will open in January or February 2015
- Old Town Commons will be complete in early 2015
- Durant Center/Playground/Field will be complete in summer 2015
- Braddock Metro Place will be complete winter 2015

IAG Comment: Architecture is very important concern for the community.

IAG Question: Can the development team for Braddock Gateway Phase II attend a Braddock IAG meeting to discuss their project?

Staff Answer: Yes.

IAG Question: If the applicant for Braddock Gateway Phase II requests a major amendment, can we rethink their catalyst status?

Staff Answer: They were deemed a catalyst project and that cannot change.

IAG Question: What is the ridership of the BRT? What was the projected ridership?

Staff Answer: Staff will provide that information to the IAG.

Meeting concluded.